



ASKING PRICE

£380,000

Melrose Avenue

North Shields, NE30 3HW

Fresh Property are pleased to present this extended semi-detached home on Melrose Avenue, Marden Estate. The well presented home offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is the dining kitchen, which seamlessly opens into an extended family area, creating a wonderful space for gatherings and family meals. Additionally, the property features a convenient utility room and a shower room with a WC on the ground floor, enhancing its practicality.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom, complete with a WC, serves this level, ensuring ample facilities for all residents.

Externally, the property boasts a block-paved front garden that leads to a garage, providing both parking and storage solutions. The pleasant rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

With its spacious layout and modern amenities, viewing this property is highly recommended to fully appreciate all it has to offer.

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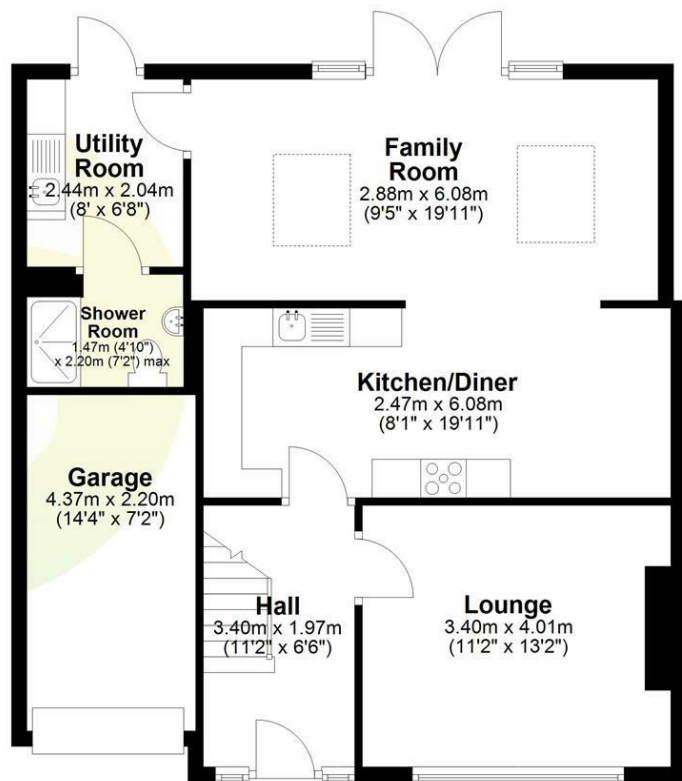
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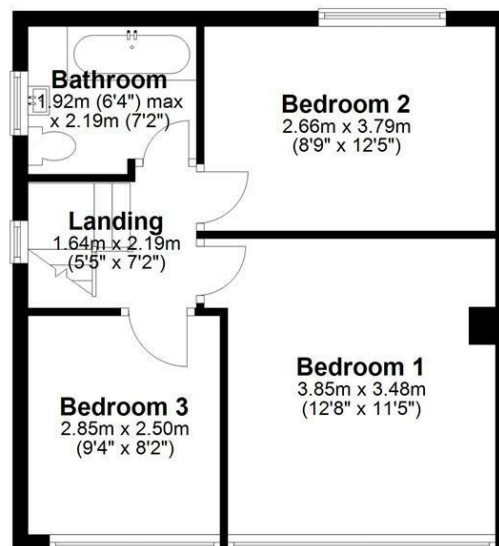
Ground Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 113.6 sq. metres (1222.9 sq. feet)

LOCAL AUTHORITY

North tyneside

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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